

TOGETHER with all the buildings and improvements thereon and all the rights, ways, roads, waters, privileges and appurtenances thereto belonging or in anywise appertaining, and particularly, but without limitation, together with the easement of way reserved over, on and across an existing alley located upon No. 134 West Patrick Street, which easement was reserved in the deed from the said Sara Rau Lee and J. Tyson Lee, her husband, and Marian Rau Heater and James R. Heater, her husband, to J. Paul Delphey and Ethel H. Delphey, his wife, and Julien P. Delphey, as joint tenants, dated March 29, 1956 and recorded in Liber 566, folio 236, one of the land records of Frederick County, which said alley at that time ran in a southerly direction from West Patrick Street to the southerly end of the property conveyed by the aforesaid deed and along the eastern boundary thereof.

TO HAVE AND TO HOLD the above described piece or parcel of land and premises unto and to the proper use and benefit of said mortgagee S, their heirs, successors and assigns, forever, in fee simple.

PROVIDED, if the said mortgagor S, their heirs, successors or assigns, shall pay to the said mortgagee S or order, the single bill aforesaid at maturity and the interest thereon, or shall pay any renewal thereof when such renewal note shall mature and be payable and the interest thereon, and keep all the covenants herein on the part of the said mortgagors agreed to be performed, then this mortgage shall be void.

AND PROVIDED, until default be made in the payment of the single bill aforesaid at maturity, and the interest thereon, or of any renewal thereof when such renewal shall mature and be payable, and the interest thereon, or until default be made in any covenant herein contained, the said mortgagor S shall possess the mortgaged premises as of their present estate therein.

AND THE said mortgagor S for themselves, their personal representatives, heirs, successors and assigns, do expressly covenant and agree with the said mortgagee S

THAT they will pay the indebtedness as hereinbefore provided;